116.0	0006	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	753,500	/	753,500
USE VALUE:	753,500	/	753,500
ASSESSED:	753,500	/	753,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CYPRESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TELLES CAROL A
Owner 2:	
Owner 3:	
Street 1:	11 CYPRESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,626 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Vinyl Exterior and 1522 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4626.000	362,400		391,100	753,500
Total Card	0.106	362,400		391,100	753,500
Total Parcel	0.106	362,400		391,100	753,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.94 | /Parcel: 494.9

Legal Description

User Acct 74859

GIS Ref

GIS Ref

Insp Date 07/27/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0006-0014.0

!9048!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,400	0	4,626.	391,100	753,500	753,500	Year End Roll	12/18/2019
2019	101	FV	273,700	0	4,626.	385,600	659,300	659,300	Year End Roll	1/3/2019
2018	101	FV	273,700	0	4,626.	296,200	569,900	569,900	Year End Roll	12/20/2017
2017	101	FV	273,700	0	4,626.	279,400	553,100	553,100	Year End Roll	1/3/2017
2016	101	FV	212,300	0	4,626.	257,000	469,300	469,300	Year End	1/4/2016
2015	101	FV	200,700	0	4,626.	240,300	441,000	441,000	Year End Roll	12/11/2014
2014	101	FV	197,200	0	4,626.	221,300	418,500	418,500	Year End Roll	12/16/2013
2013	101	FV	197,200	0	4,626.	221,300	418,500	418,500		12/13/2012

PRINT

Date	Time
12/10/20	23:34:06

LAST REV

Date	Time
06/19/18	08:27:41

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9048

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TELLES JOHN C	24246-293		2/7/1994			No	No		A

USER DEFINED

Prior Id # 1:	74859
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2018	576	Heat App	15,000	C				
9/23/2015	1405	Addition	63,045		9/23/2015			Remodel bathroom a
6/25/2014	743	Re-Roof	7,200					
2/3/2014	91	Redo Bat	16,970	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2016	Measured	DGM	D Mann
7/27/2016	Permit Visit	DGM	D Mann
7/1/2014	External Ins	PC	PHIL C
6/9/2014	External Ins	PC	PHIL C
3/10/2014	Info Fm Prmt	EMK	Ellen K
11/22/2008	Meas/Inspect	201	PATRIOT
3/25/2000	Measured	276	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/1/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4626		Sq. Ft.	Site		0	70.	1.21	6									391,145						391,100	

Total AC/HA:	0.10620	Total SF/SM:	4626	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	391,145	Spl Credit		Total:	391,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33970046
Const Adj.:	0.99742496
Adj $ / SQ:	173.713
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406303
Depreciation:	43881
Depreciated Total:	362422

COMMENTS

BK; 13291 PG; 56 646-9036.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB		

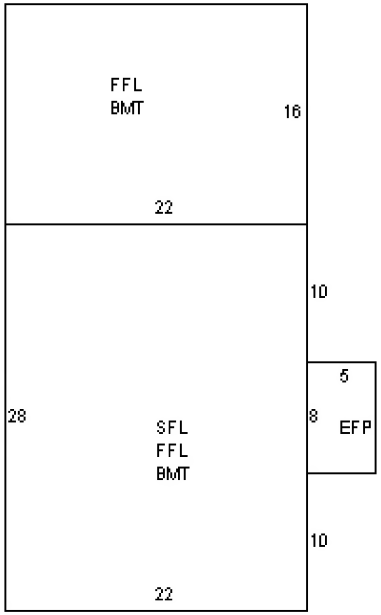
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.71
Special Features:	0	Val/Su Net:	143.24
Final Total:	362400	Val/Su SzAd	238.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	968	52.110	50,446
FFL	First Floor	968	173.710	168,154
SFL	Second Floor	554	173.710	96,306
EFP	Enclos Porch	40	72.410	2,897

Net Sketched Area:	2,530			Total:	317,803
Size Ad	1522.3999	Gross Are	2592	FinArea	1522

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	F	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	